



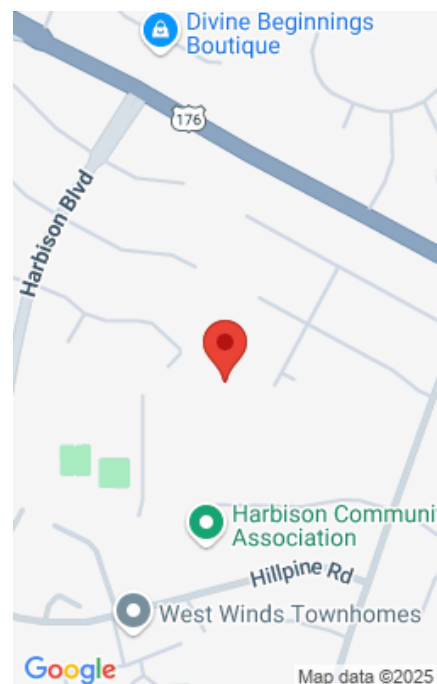
109 PRAIRIE GRASS WAY

<https://vizorealty.com>

Welcome to Piney Woods Bluff, a new community designed for your simplified lifestyle. Enjoy the sought-after ease of one-story living (completely stair-free!) providing comfort, accessibility, and low-maintenance freedom. Rightsize into a quality-built home that gives you more time for what truly matters. Explore the intuitively designed "Earle - Elevation C6" floor plan, a perfectly scaled 1283 sqft featuring 3 bedrooms, 2 bathrooms, and an attached 1-car garage. Homes come with granite and quartz countertops, spacious walk-in closets, Z-wave smart home technology, a reliable termite bond, full irrigation, and a private patio. The "Earle" proposes four distinct exterior elevations, with many options like a covered patio, electric fireplace, crown molding, stone exterior, and more available to tailor your space. Life at Piney Woods Bluff is genuinely convenient, just moments from shops, dining, and outdoor activities. Easy interstate access simplifies commutes and opens opportunities for day trips and leisure, with proximity to areas that provides both recreation and retail from the natural beauty of Harbison State Forest, Saluda Shoals Park, and Lake Murray to the extensive shopping and dining options in the Harbison district, including major retailers and Columbiana Centre. It's about having everything you need, and more, easily within reach. Schedule your tour today and explore this inviting home! Eligible buyers can take advantage of: Up to \$15,000 in Mad Money (with preferred lender). Estimated completion is August 2025.

Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 3 beds
- 2 baths
- Patio
- RESIDENTIAL
- ACTIVE



Basics

Date added: Added 4 weeks ago	Listing Date: 2025-05-10
Price per sqft: \$196.74	Category: RESIDENTIAL
Type: Patio	Status: ACTIVE
Bedrooms: 3 beds	Bathrooms: 2 baths
Floors: 1 floor	Year built: 2025
TMS: 04916-07-05	MLS ID: 608338
Pool on Property: No	Full Baths: 2
Financing Options: Cash,Conventional,FHA,VA	Cooling: Central

Building Details

Heating features: Electric	Garage: Garage Attached, Front Entry
Garage spaces: 1	Foundation: Slab
Water Source: Public	Sewer: Public
Style: Traditional	Basement: No Basement
Exterior material: Stone, Vinyl	New/Resale: New

Amenities & Features

Features: Patio, Sprinkler

HOA Info

HOA: Y	HOA Fee: \$157
HOA Fee Per: Monthly	HOA Fee Includes: Common Area Maintenance, Exterior Maintenance, Front Yard Maintenance, Green Areas, Street Light Maintenance



Nearby Schools

School District: Lexington/Richland Five

Middle School: Irmo

Elementary School: Leaphart

High School: Irmo

Listing Courtesy Of

Listing Office: Coldwell Banker Realty

Listing Agent: Christopher, Graham

